

HRA OF ST. PAUL NSP REHABILITATION

831 CARROLL AVENUE



PROJECT TEAM

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DRAWING INDEX

- A0 - TITLE SHEET
- A1 - DEMOLITION PLANS
- A2 - FLOOR PLANS
- A3 - INTERIOR ELEVATIONS
- A4 - DOOR & WINDOW SCHEDULES
- A5 - ELECTRICAL PLAN
- A6 - HVAC PLAN
- L1 - EXISTING CONDITIONS & SITE GRADING
- L2 - LANDSCAPE PLAN
- L3 - PLANTING PLAN
- L4 - SECTION DETAILS



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DATE

REG. NO.

TITLE SHEET

831 CARROLL AVENUE

HRA OF ST. PAUL NSP HOMES
ST. PAUL, MN

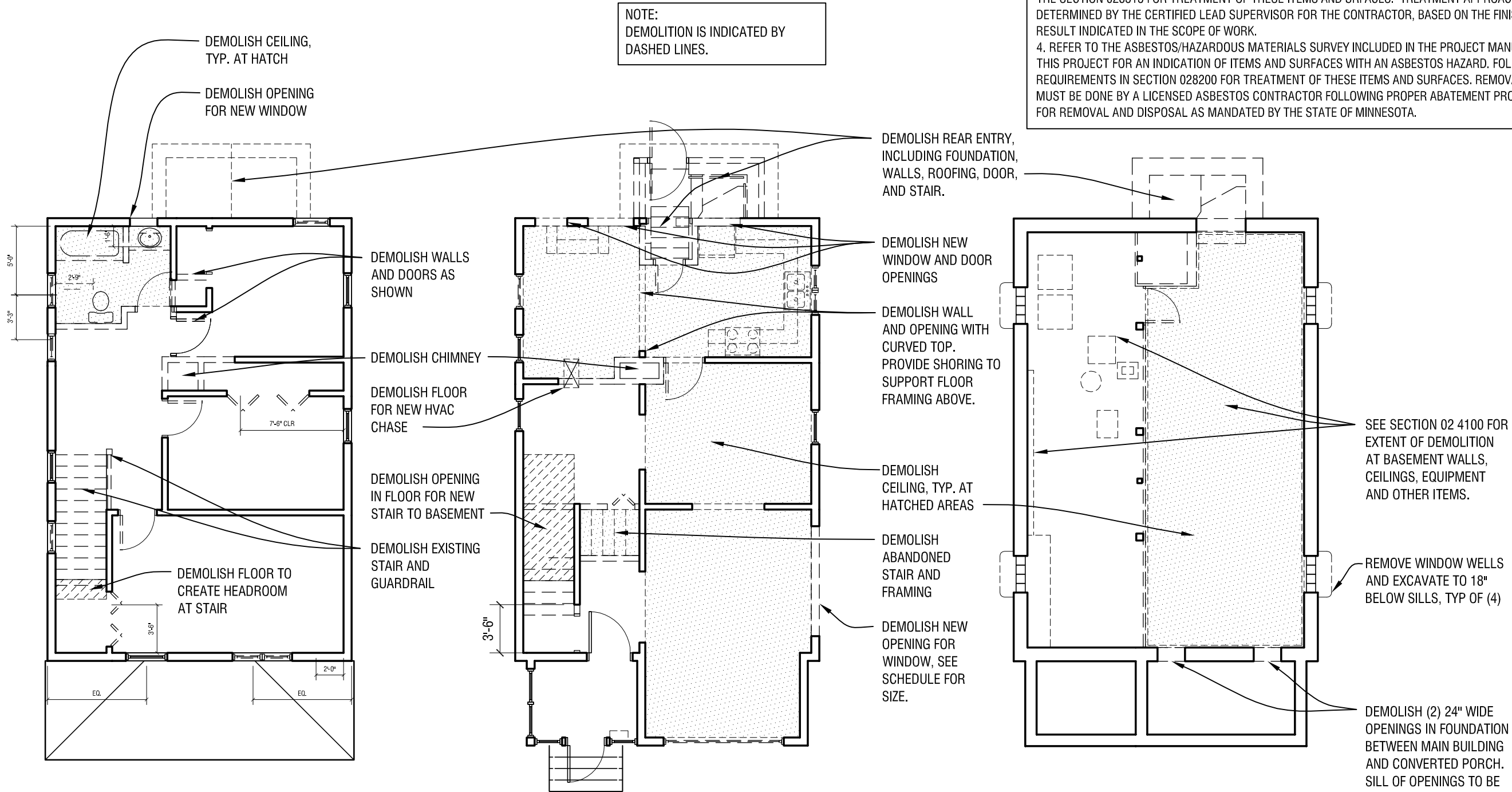
REVISIONS

DATE ISSUED 10/12/12

JOB NO. 1205

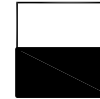
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A0



GENERAL NOTES

1. NOTES ON DRAWINGS REPRESENT ONLY A SMALL PORTION OF THE SCOPE OF WORK. SEE PARAGRAPH 1.01 LOCATIONS IN EACH SECTION OF THE PROJECT MANUAL FOR A COMPLETE DESCRIPTION OF THE WORK. NUMBERED KEYNOTES ON DRAWINGS REFER TO THE SPECIFICATION SECTION NUMBER(000000), PARAGRAPH(1.01) AND WORK ITEM(A).
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DEMOLITION PLANS

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ST. PAUL, MN

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A1

3

SECOND FLOOR DEMOLITION PLAN

1/8" = 1'-0"

2

FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"

1

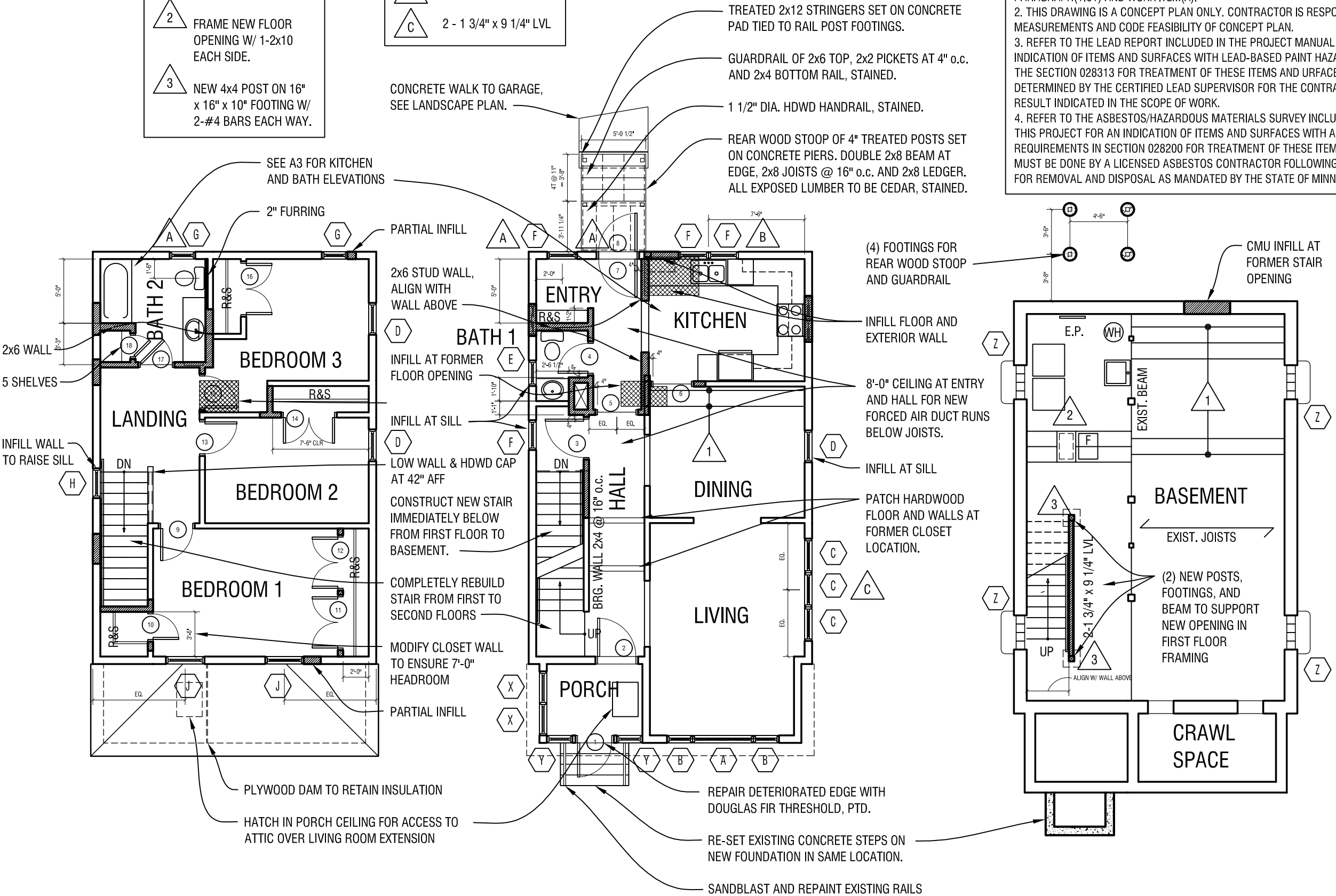
BASEMENT DEMOLITION PLAN

1/8" = 1'-0"

STRUCTURAL NOTES	
1	PROVIDE NEW 2x10 FRAMING TO INFILL EXISTING OPENING.
2	FRAME NEW FLOOR OPENING W/ 1-2x10 EACH SIDE.
3	NEW 4x4 POST ON 16" x 16" x 10" FOOTING W/ 2-#4 BARS EACH WAY.

HEADER SCHEDULE	
A	2 - 2x6
B	2 - 2x8
C	2 - 1 3/4" x 9 1/4" LVL

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FLOOR PLANS

831 CARROLL AVENUE

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ST. PAUL, MN

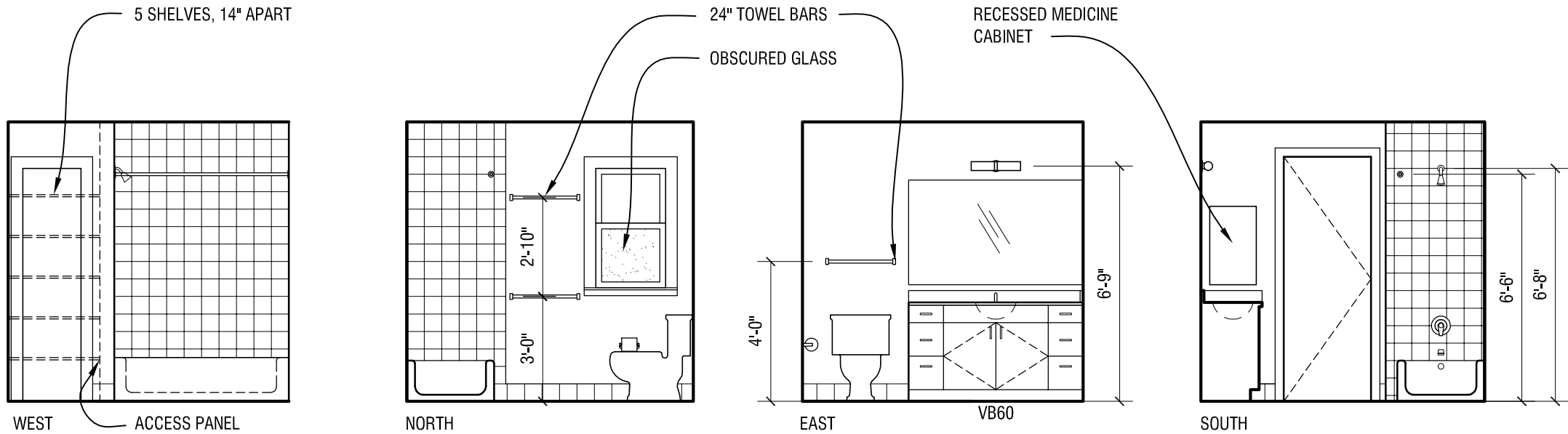
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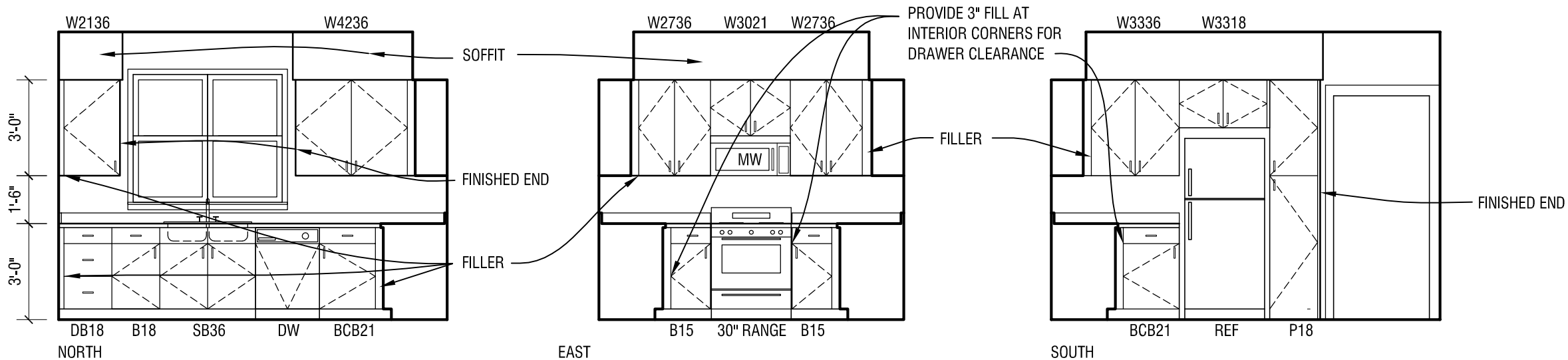
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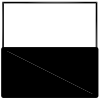
A2



2 ELEVATION - BATHROOM 2
1/4" = 1'-0"



1 ELEVATION - KITCHEN
1/4" = 1'-0"



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INTERIOR ELEVATIONS
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A3

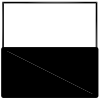
DOOR SCHEDULE

	DOOR #		DOOR			FRAME TYPE	HARDWARE TYPE	NOTES
			WIDTH	HEIGHT	TYPE			
	0	GARAGE	3'-0"	6'-8"	INS. METAL	PRE-HUNG	ENTRY	& DEADBOLT
FIRST FLOOR	1	FRONT ENTRY STORM	3'-0"	6'-8"	METAL	PRE-HUNG	--	
	2	FRONT ENTRY	3'-0"	6'-8"	INS. METAL	PRE-HUNG	ENTRY	& DEADBOLT
	3	BASEMENT STAIR	3'-0"	6'-8"	WOOD	PRE-HUNG	PASSAGE	
	4	BATH 1	2'-4"	6'-8"	WOOD	PRE-HUNG	PRIVACY	
	5	HALL	3'-0"	6'-8"	CASED OPENING	PRE-HUNG	--	
	6	KITCHEN	3'-0"	6'-8"	CASED OPENING	PRE-HUNG	--	
	7	REAR ENTRY	3'-0"	6'-8"	INS. METAL	PRE-HUNG	ENTRY	& DEADBOLT
	8	REAR STORM	3'-0"	6'-8"	METAL	PRE-HUNG	--	
	9	BEDROOM 1	2'-6"	6'-8"	WOOD	PANEL ONLY	PRIVACY	
	10	BEDROOM 1 CLOSET	2'-0"	6'-8"	WOOD	PRE-HUNG	PASSAGE	
	11, 12	BEDROOM 1 CLOSET	4'-0"	6'-8"	WOOD	PRE-HUNG	DUMMY	CATCH AT HEAD
	13	BEDROOM 2	2'-6"	6'-8"	WOOD	PANEL ONLY	PRIVACY	
	14	BEDROOM 2 CLOSET	4'-0"	6'-8"	WOOD	PRE-HUNG	DUMMY	CATCH AT HEAD
	15	BEDROOM 3	2'-6"	6'-8"	WOOD	PRE-HUNG	PRIVACY	
	16	BEDROOM 3 CLOSET	4'-0"	6'-8"	WOOD	PRE-HUNG	DUMMY	CATCH AT HEAD
	17	BATH 2	2'-6"	6'-8"	WOOD	PRE-HUNG	PRIVACY	
	18	LINEN	1'-8"	6'-8"	WOOD	PRE-HUNG	PASSAGE	

WINDOW SCHEDULE

TYPE	ROUGH OPENING	TYPE	LOCATION	REMARKS
A	4'-4"(W) x 3'-8"(H)	PICTURE	LIVING	
B	2'-0"(W) x 3'-8"(H)	HUNG	LIVING	
C	2'-8"(W) x 3'-4"(H)	AWNING	LIVING	
D	2'-6"(W) x 5'-1"(H)	HUNG	DINING, BR2, BR3	INFILL SILL AT DINING WINDOW
E	2'-0"(W) x 4'-0"(H)	HUNG		OBSCURED GLASS AT LOWER SASH IN BATHROOM
F	2'-4"(W) x 4'-0"(H)	HUNG		ALIGN KITCHEN WINDOWS WITH FIRST FLOOR WINDOW HEADS
G	2'-0"(W) x 3'-9"(H)	HUNG		ALIGN HEAD WITH SECOND FLOOR WINDOW HEADS
H	2'-6"(W) x 3'-9"(H)	HUNG		
J	3'-0"(W) x 3'-9"(H)	HUNG		OBSCURED GLASS AT LOWER SASH
X	2'-6"(W) x 4'-0"(H)	STORM	PORCH	FIELD VERIFY DIMENSIONS
Y	2'-0"(W) x 4'-0"(H)	STORM	PORCH	FIELD VERIFY DIMENSIONS
Z	2'-8" (W) x 1'-4" (H)	GLASS BLOCK	BASEMENT	FIELD VERIFY DIMENSIONS

NOTES:
1. FIELD VERIFY ALL SIZES AND DIMENSIONS.
2. ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS REQUIREMENTS. CONTRACTOR TO CONFIRM WITH CONSTRUCTION MANAGER BEFORE ORDERING WINDOWS.
3. WINDOWS MUST MEET CODE REQUIREMENTS FOR TEMPERED GLASS NEAR STAIRS, DOORS, ETC.
4. PROVIDE OBSCURED GLASS AT LOWER SASHES IN BATHROOM WINDOWS. (2) THUS.



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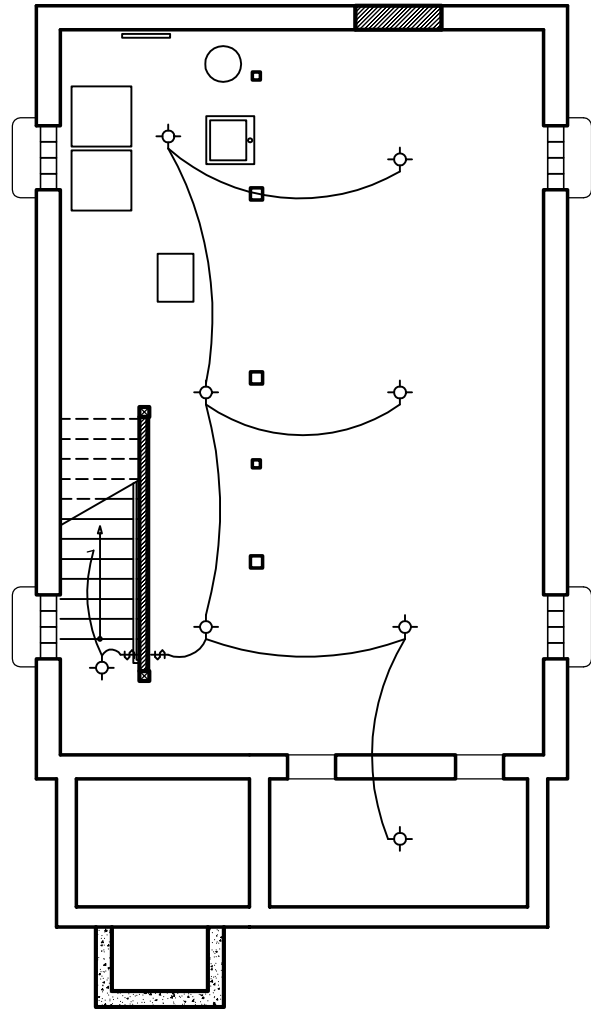
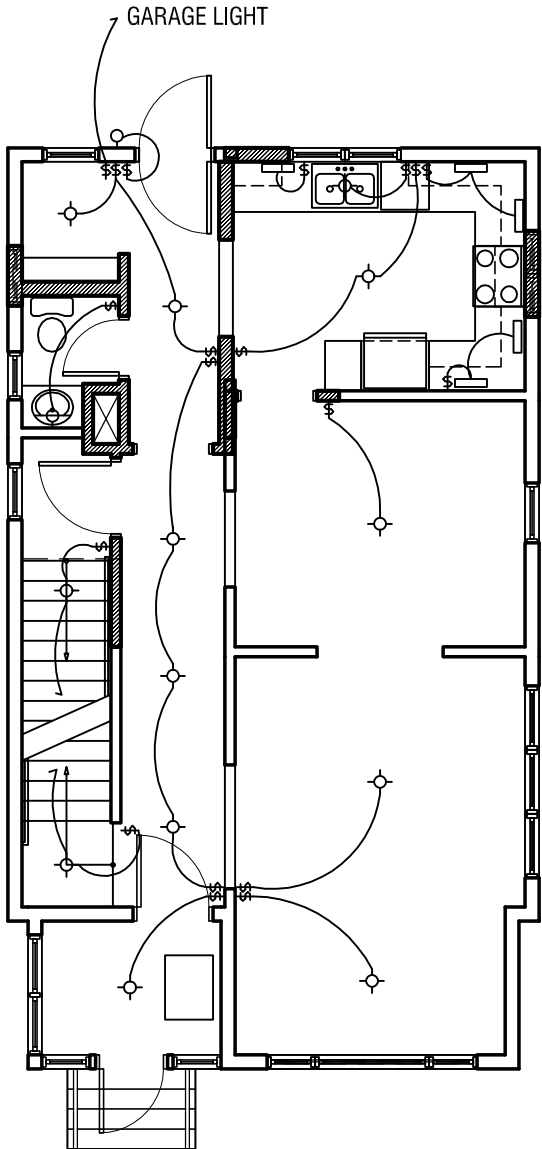
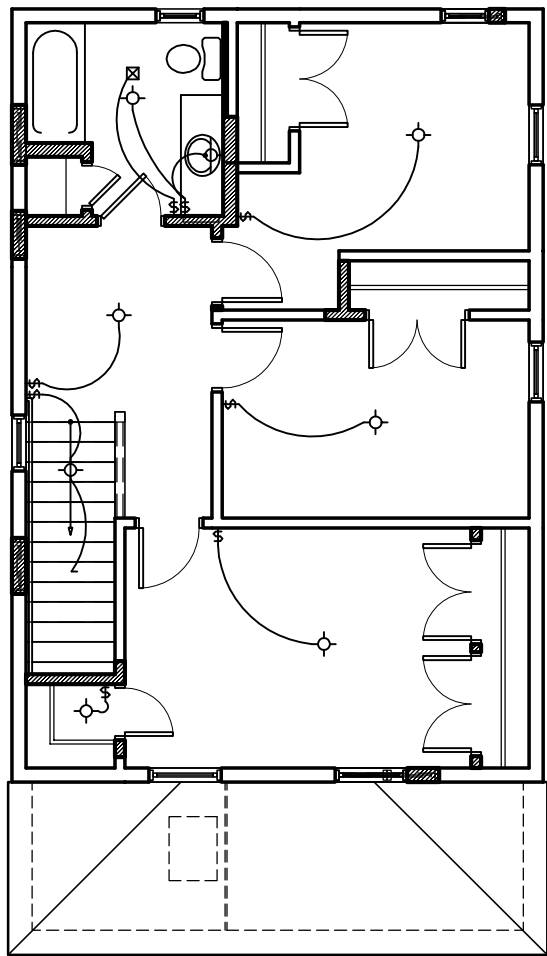
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DOOR & WINDOW SCHEDULES
831 CARROLL AVENUE
HRA OF ST. PAUL NSP HOMES
ST. PAUL, MN

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A4



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KEY

- EXISTING WALL
- NEW WALL
- CEILING LIGHT
- WALL LIGHT
- UNDER-CABINET LIGHT
- EXHAUST FAN
- WALL SWITCH
- R & S ROD & SHELF
- WINDOW TYPE SEE SCHEDULE
- DOOR TYPE SEE SCHEDULE

ELECTRICAL PLANS

831 CARROLL AVENUE

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ST. PAUL, MN

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3

SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

2

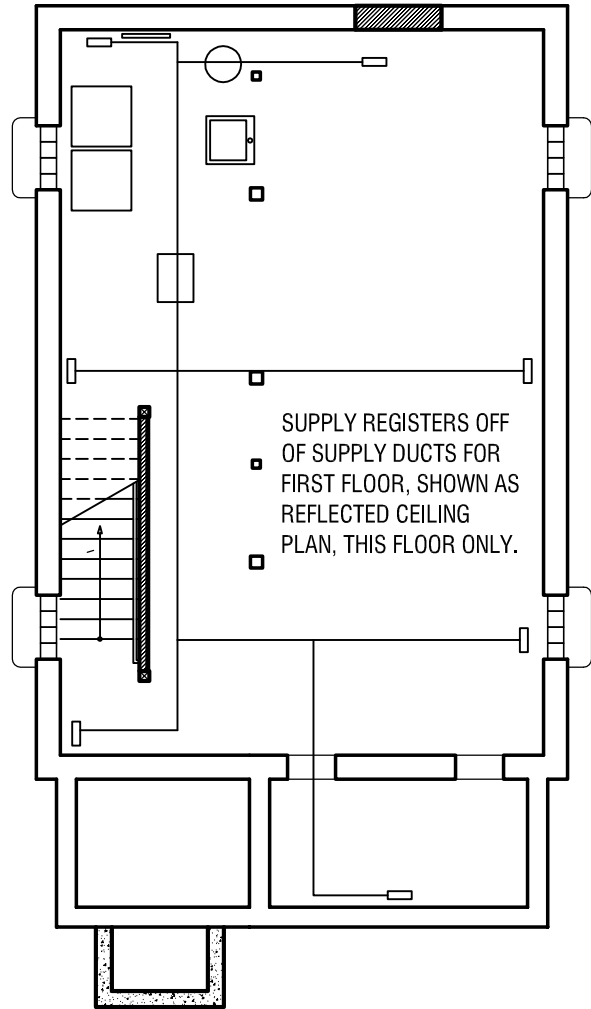
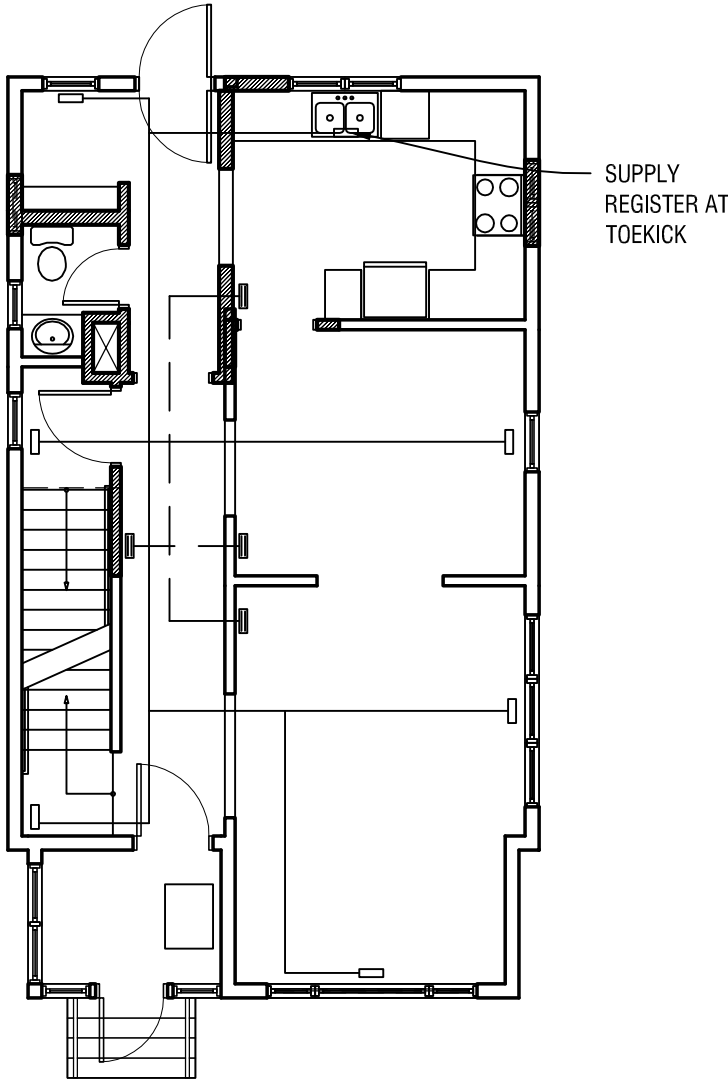
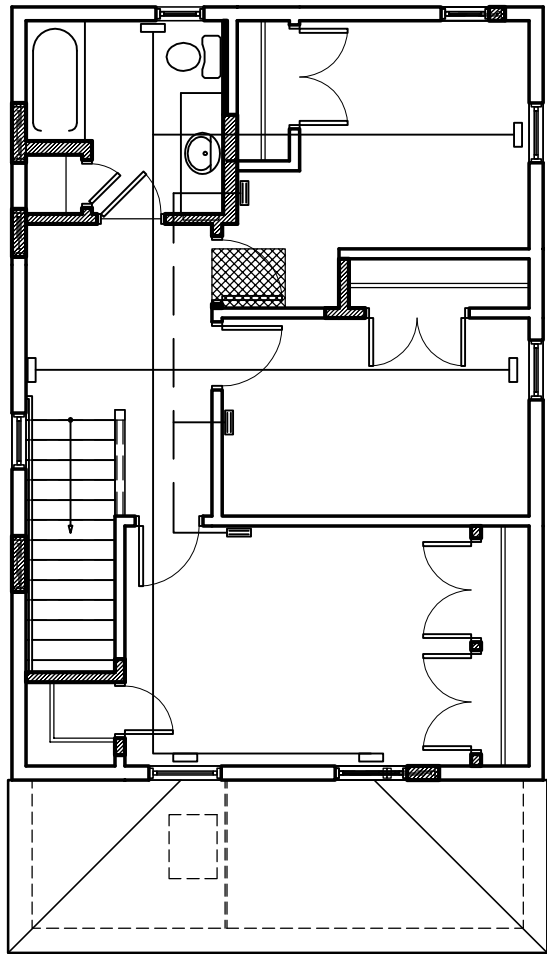
FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

1

BASEMENT ELECTRICAL PLAN

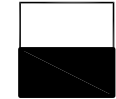
1/8" = 1'-0"



KEY	
	VERTICAL SUPPLY AIR DUCT
	VERTICAL RETURN AIR DUCT
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	SUPPLY AIR
	RETURN AIR

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HVAC PLANS
831 CARROLL AVENUE
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ST. PAUL, MN

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A6

3

SECOND FLOOR HVAC PLAN

1/8" = 1'-0"

2

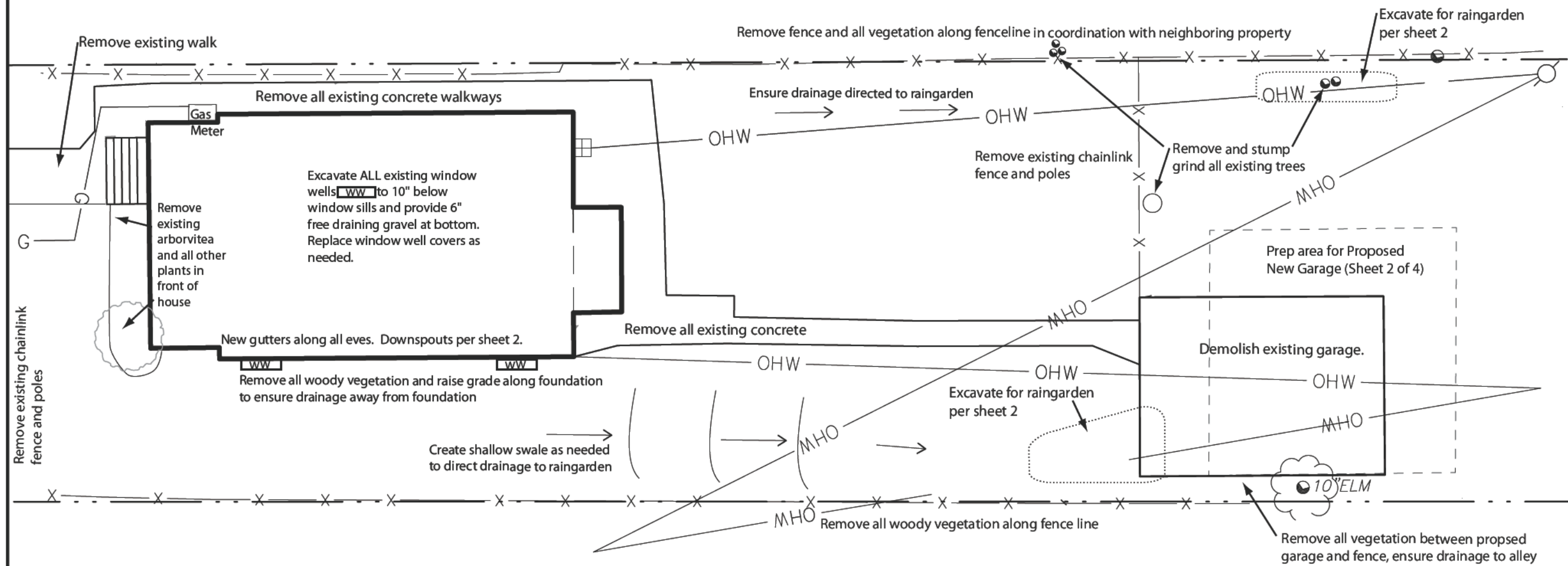
FIRST FLOOR HVAC PLAN

1/8" = 1'-0"

1

BASEMENT HVAC CEILING PLAN

1/8" = 1'-0"



Notes

- Call Gopher One for utility marking 48 hours prior to digging - 651.454.002
- All distances and locations are approximate.
- All structural improvements shall adhere to City of St Paul and Minnesota State Building Codes
- Ensure all areas adjacent to house are sloped away from foundation

WW Window Well

Existing Conditions 08/16/2012
Site Grading

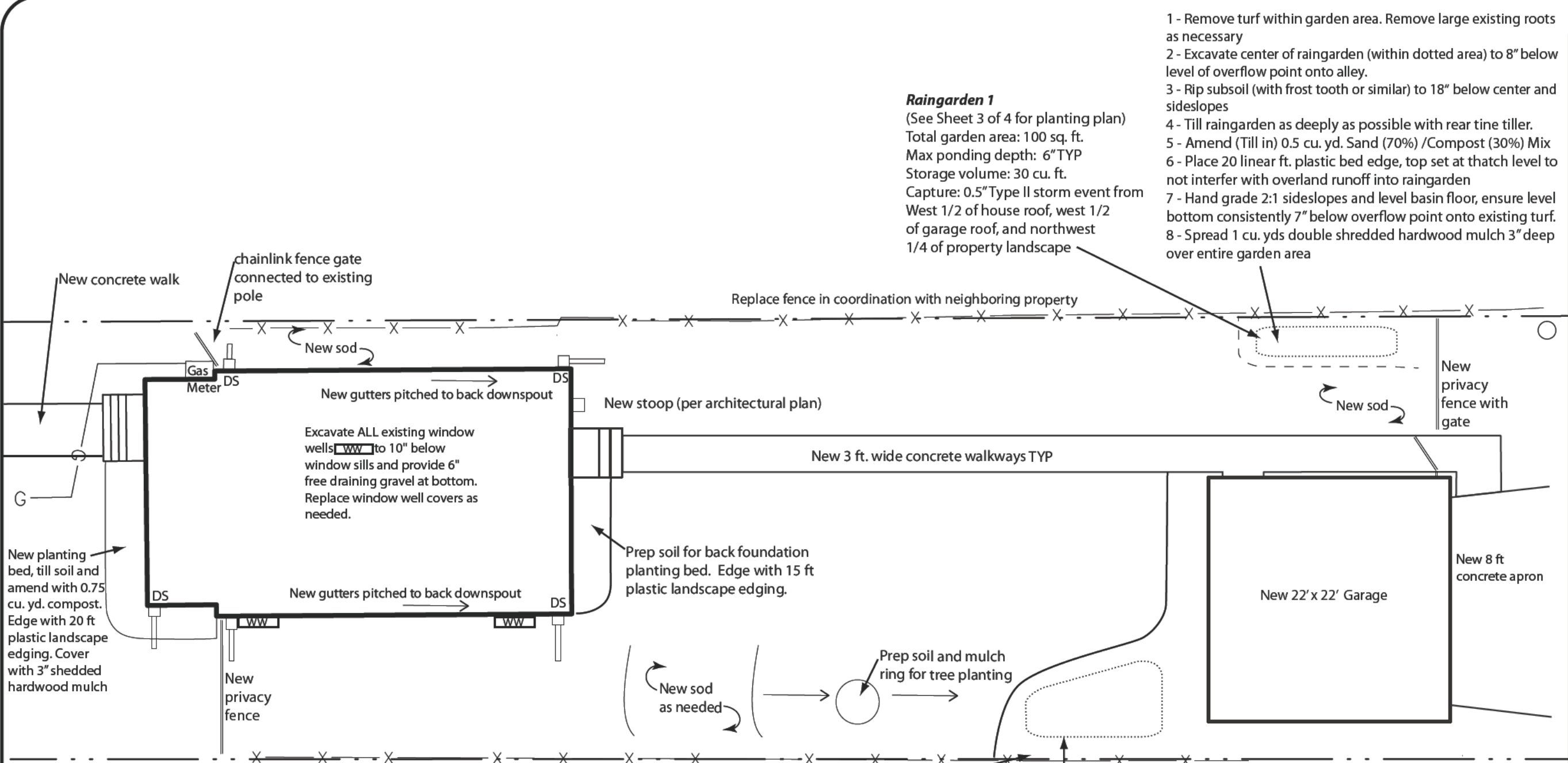
831 Carroll Ave
St Paul, MN 55104
Sheet 1 of 4

Prepared for: City of St Paul, Neighborhood Stabilization Program

Prepared by: W A Johnson Inc. 13888 Square Lake Tr N, Stillwater, MN 55082
Wade Johnson, 651.356.9573 - wade@wajohnsondesign.com

Funded by: Capitol Region Watershed District (CRWD)
in support of urban runoff reduction

Date: 09/11/2012 Revised Date 09/23/2012
Design Contact: Anna Eleria, CRWD (651) 644-8888



Raingarden 1

(See Sheet 3 of 4 for planting plan)
Total garden area: 100 sq. ft.
Max ponding depth: 6" TYP
Storage volume: 30 cu. ft.
Capture: 0.5" Type II storm event from West 1/2 of house roof, west 1/2 of garage roof, and northwest 1/4 of property landscape

- 1 - Remove turf within garden area. Remove large existing roots as necessary
- 2 - Excavate center of raingarden (within dotted area) to 8" below level of overflow point onto alley.
- 3 - Rip subsoil (with frost tooth or similar) to 18" below center and sideslopes
- 4 - Till raingarden as deeply as possible with rear tine tiller.
- 5 - Amend (Till in) 0.5 cu. yd. Sand (70%) /Compost (30%) Mix
- 6 - Place 20 linear ft. plastic bed edge, top set at thatch level to not interfere with overland runoff into raingarden
- 7 - Hand grade 2:1 sideslopes and level basin floor, ensure level bottom consistently 7" below overflow point onto existing turf.
- 8 - Spread 1 cu. yds double shredded hardwood mulch 3" deep over entire garden area

Raingarden 2

(See Sheet 3 of 4 for planting plan)
Total garden area: 120 sq. ft.
Max ponding depth: 6" TYP
Storage volume: 40 cu. ft.
Capture: 0.75" Type II storm event from East 1/2 of house roof, east 1/2 of garage roof, and east 1/2 of property landscape

- 1 - Remove turf within garden area. Remove large existing roots as necessary
- 2 - Excavate center of raingarden (within dotted area) to 8" below level of overflow point between fence and garage leading to alley.
- 3 - Rip subsoil (with frost tooth or similar) to 18" below center and sideslopes (do not till berm area)
- 4 - Till raingarden as deeply as possible with rear tine tiller.
- 5 - Amend (Till in) 1 cu. yd. Sand (70%) /Compost (30%) Mix
- 6 - Place 25 linear ft. plastic bed edge, top set at thatch level to not interfere with overland runoff into raingarden
- 7 - Hand grade 2:1 sideslopes and level basin floor, ensure level bottom consistently 7" below overflow point onto existing turf.
- 8 - Spread 2 cu. yds double shredded hardwood mulch 3" deep over entire garden area

DS Downspout with splash

Notes

- Call Gopher One for utility marking 48 hours prior to digging - 651.454.002
- All distances and locations are approximate.
- All structural improvements shall adhere to City of St Paul and Minnesota State Building Codes
- Ensure all areas adjacent to house are sloped away from foundation

Foundation Plantings and Backyard

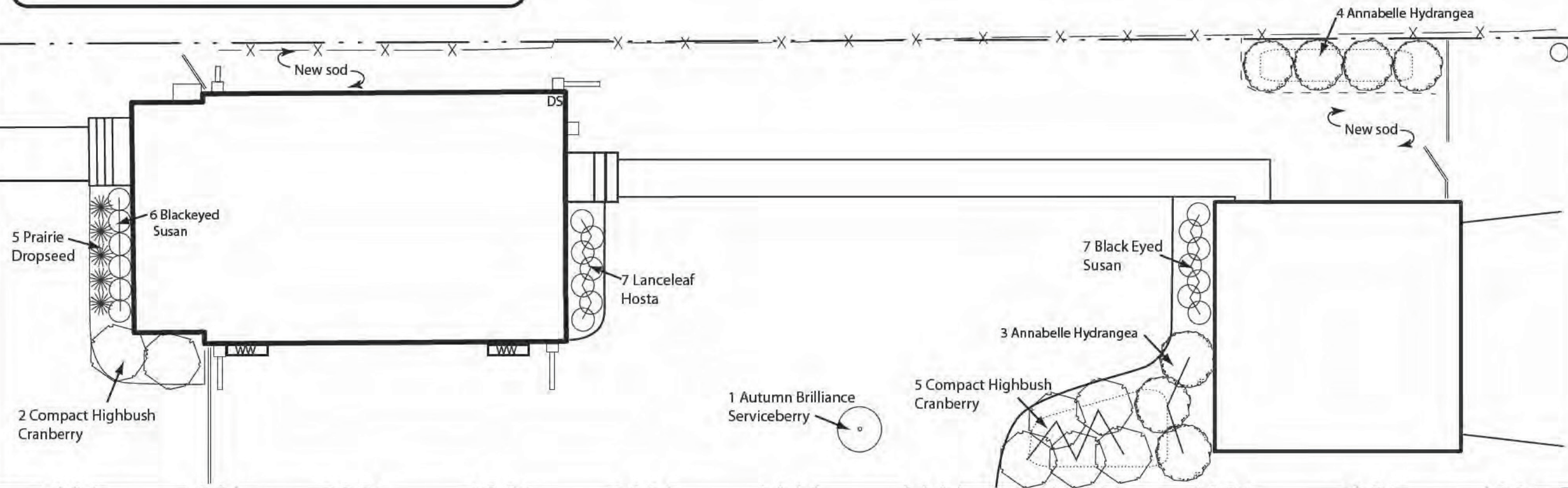
PLANT SCHEDULE

QTY	LATIN NAME	COMMON NAME	SIZE	SPACING
TREES AND SHRUBS				
1	<i>Amelanchier x grandiflora</i>	'Autumn Brilliance' Serviceberry	10gal	-
6	<i>Viburnum trilobum</i> 'Compacta'	Compact Highbush	#2	4.5 ft.
FORBS				
6	<i>Rudbeckia Fulgida</i> 'Goldstrum'	Blackeyed Susan	#1	2 ft.
7	<i>Hosta lancifolia</i>	Lanceleaf Hosta	#1	2.5 ft.
GRASSES				
5	<i>Sporobolus heterolepsis</i>	Prairie Dropseed	#1	2 ft.

Raingardens

PLANT SCHEDULE RAINGARDENS 1 AND 2

QTY	LATIN NAME	COMMON NAME	SIZE	SPACING
TREES AND SHRUBS				
5	<i>Viburnum trilobum</i> 'Compacta'	Compact Highbush	#2	5 ft.
7	<i>Hydrangea arborecens</i>	Smooth Hydrangea	#2	4.5 ft.
FORBS				
7	<i>Rudbeckia Fulgida</i> 'Goldstrum'	Blackeyed Susan	#1	2 ft.



Notes

- Follow grading (sheet 1 of 4), bed preparation and soil amendment (sheet 2 of 4) directions as per plan.
- Place 3" of double shredded hardwood mulch (no wood chips) evenly over all garden beds.
 - Plant potted plants and plugs through the fine graded mulch.
- Water immediately after planting.
- Ensure plants receive equivalent of 1" of water per week for the first full growing season.
- Weed monthly for problem invasives and woody plants
- Cut back Hydrangeas to 18" each spring
- Contact Capitol Region Watershed District with questions regarding this plan.

Planting Plan

831 Carroll Ave
St Paul, MN 55104

Sheet
3 of 4

Prepared for: City of St Paul, Neighborhood Stabilization Program

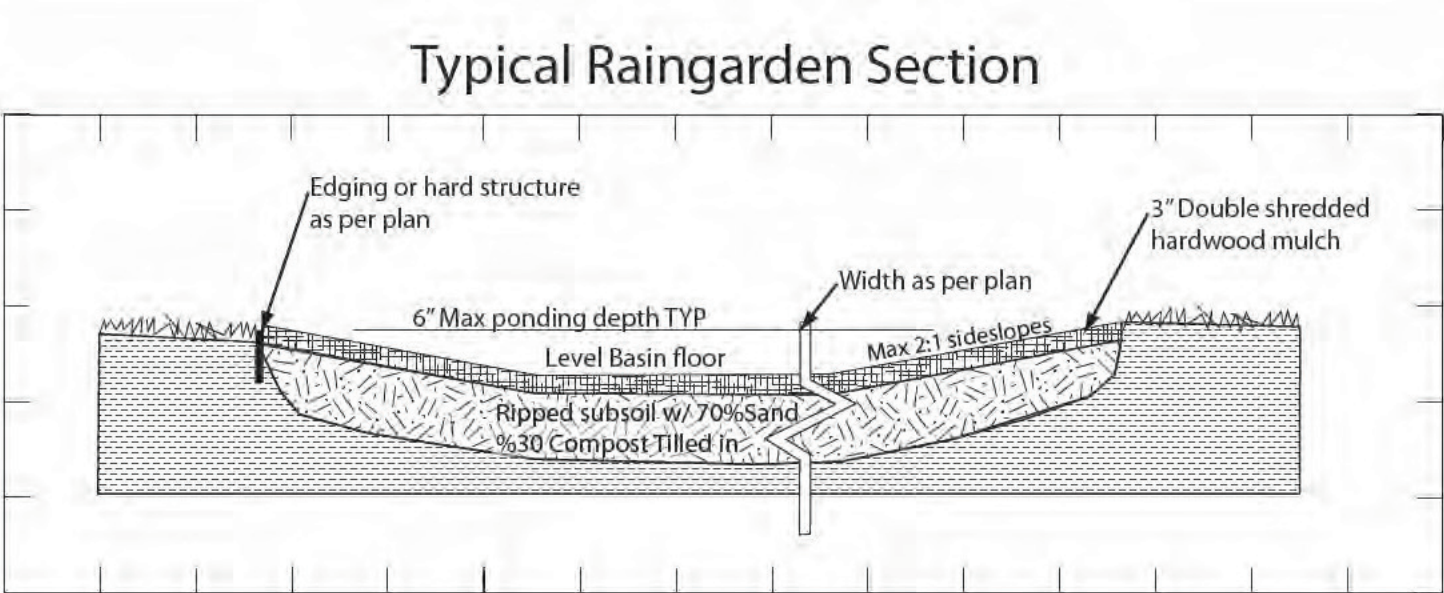
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Date: 09/11/2012 Revised Date: ___/___/___

Design Contact: Anna Eleria, CRWD (651) 644-8888



Section Details

**831 Carroll Ave
St Paul, MN 55104**

**Sheet
4 of 4**

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in support of urban runoff reduction

Prepared by:

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